



MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

**Chariton Co. Tillable Bottom Farm!! – Deer
& Turkey Hunting with Waterfowl Potential**
Keyetsville, MO 65261

Chariton County

\$840,000



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com

Here is a great chance to own a true triple threat piece of dirt with this 123 acre tract featuring the best of what Chariton County is known for....DUCKS, DEER, PRODUCTIVE TILLABLE SOILS.

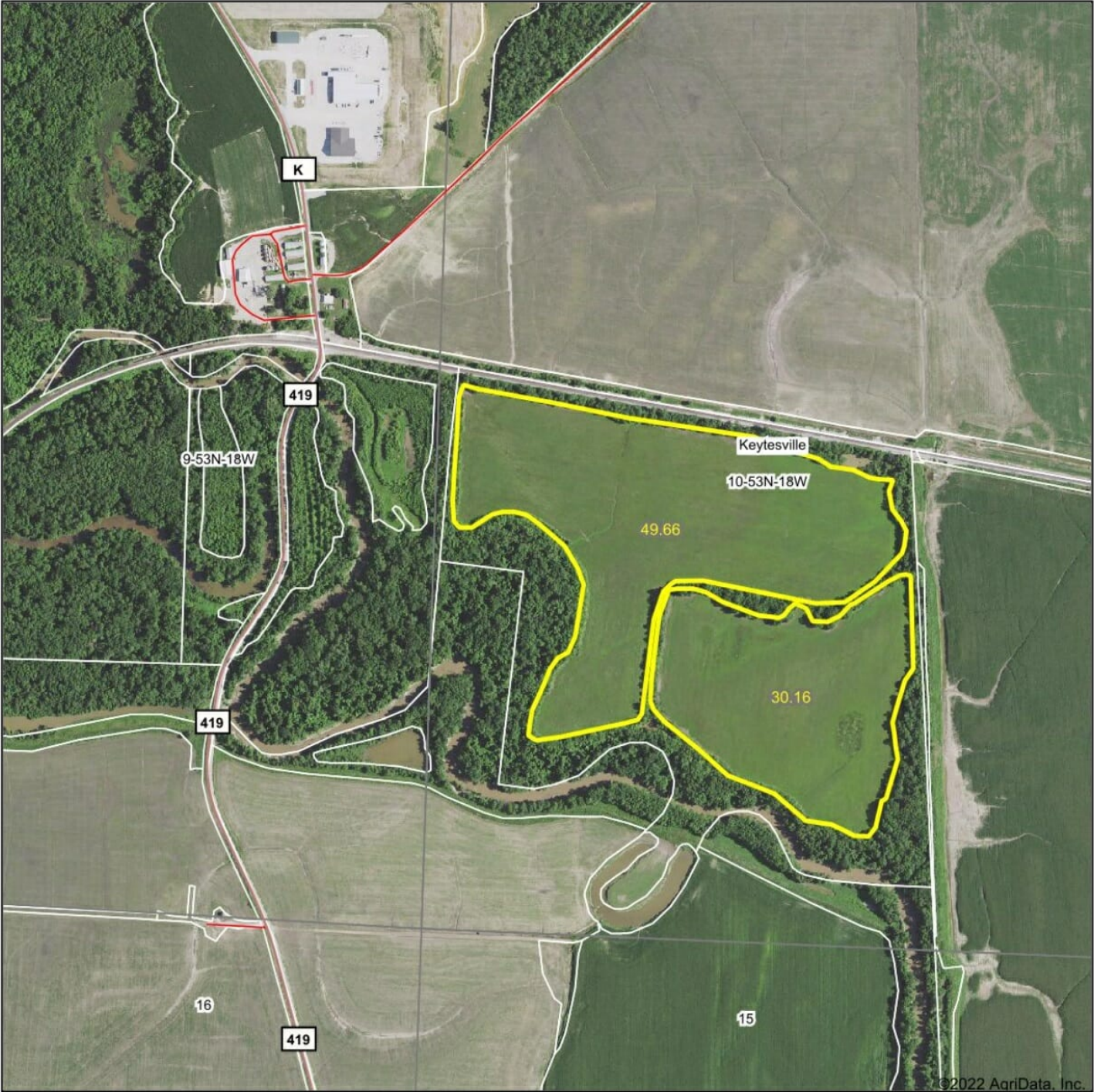
The farm includes 80 tillable acres currently in soybeans. Current owner is eager to cash rent these acres and is willing to pay \$240/ac on a 5 year contract. This would net the new owner \$19,200 in yearly income.

In addition to the farmland. This property, superbly located and bordering the Mussel Fork creek a setting for the type of hunting opportunities, including the giant deer and big eastern gobblers that call this area home.

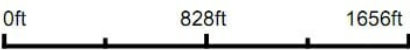
With this location and the layout of the property, this farm could be turned into a great waterfowl spot also. If you're not a hunter, the property should lease for an additional \$4000 in yearly income. With the waterfowl development the property could push \$6-\$8000 in additional income.

Call or text Dave Atkinson for more information [660-788-3333](tel:660-788-3333)

Aerial Map



Map Center: 39° 24' 35.98, -92° 55' 29.73



10-53N-18W
Chariton County
Missouri



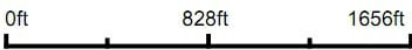
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



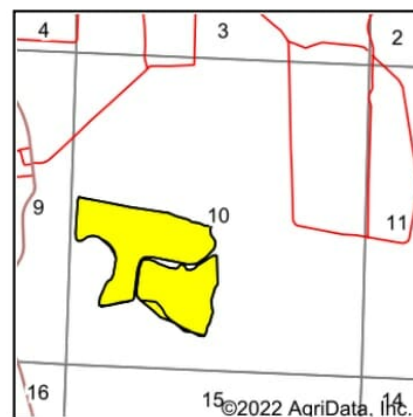
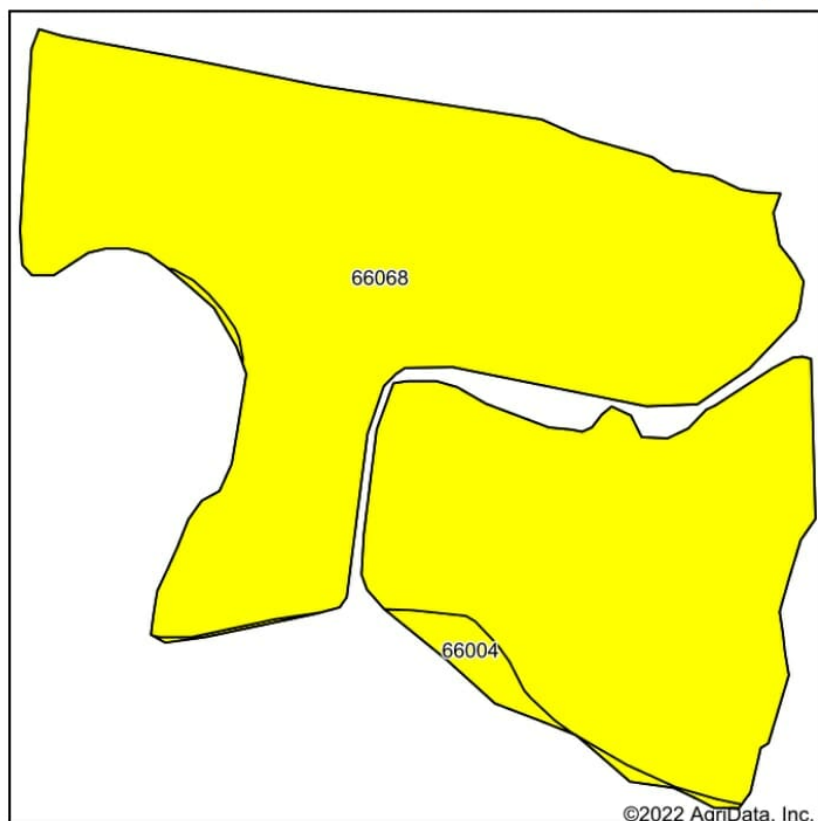
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10-53N-18W
Chariton County
Missouri

Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **10-53N-18W**
 Township: **Keytesville**
 Acres: **79.82**
 Date: **9/27/2022**

Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: MO041, Soil Area Version: 24														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	Winter wheat Bu	*n NCCPI Soybeans
66068	Carlow silty clay, 0 to 2 percent slopes, occasionally flooded	77.96	97.7%		IIIw	8			7		8	8		46
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	1.86	2.3%		IIIw	8	5	4	9	1	8	10	2	47
Weighted Average					3.00	8	0.1	0.1	7	*-	8	8	*-	*n 46

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

T53N - R18W

[illegible]

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Chariton County Commission

Tony McCollum - Presiding Commissioner
Danny Price - Western District Commissioner
Steve Atkinson - Eastern District Commissioner

Data Courtesy Chariton County Geographic Information System

Darrin Gladbach - Assessor

This data was primarily developed for tax purposes and is not considered survey accurate.